

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Enumclaw / 41

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 418

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$72,900	\$117,700	\$190,600	\$210,700	90.5%	9.57%
<b>2005 Value</b>	\$79,700	\$128,800	\$208,500	\$210,700	99.0%	9.55%
<b>Change</b>	+\$6,800	+\$11,100	+\$17,900		+8.5%	-0.02%
<b>% Change</b>	+9.3%	+9.4%	+9.4%		+9.4%	-0.21%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.02% and -.21% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$74,000	\$121,200	\$195,200
<b>2005 Value</b>	\$80,900	\$132,900	\$213,800
<b>Percent Change</b>	+9.3%	+9.7%	+9.5%

Number of one to three unit residences in the Population: 2964

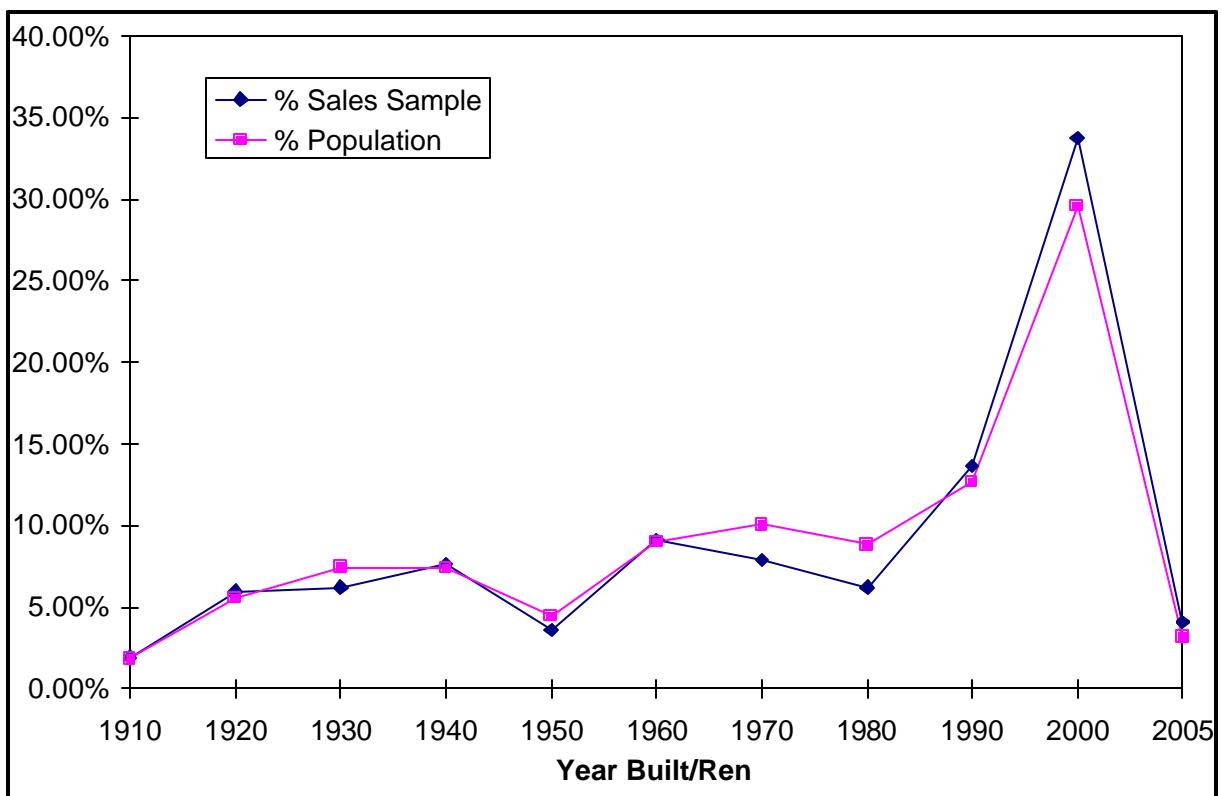
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built from 1990 to the present have a higher average ratio (assessed value/sale price) than other homes: the formula will adjust these upward at a lower rate than the other homes in the area.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

## ***Sales Sample Representation of Population - Year Built / Renovated***

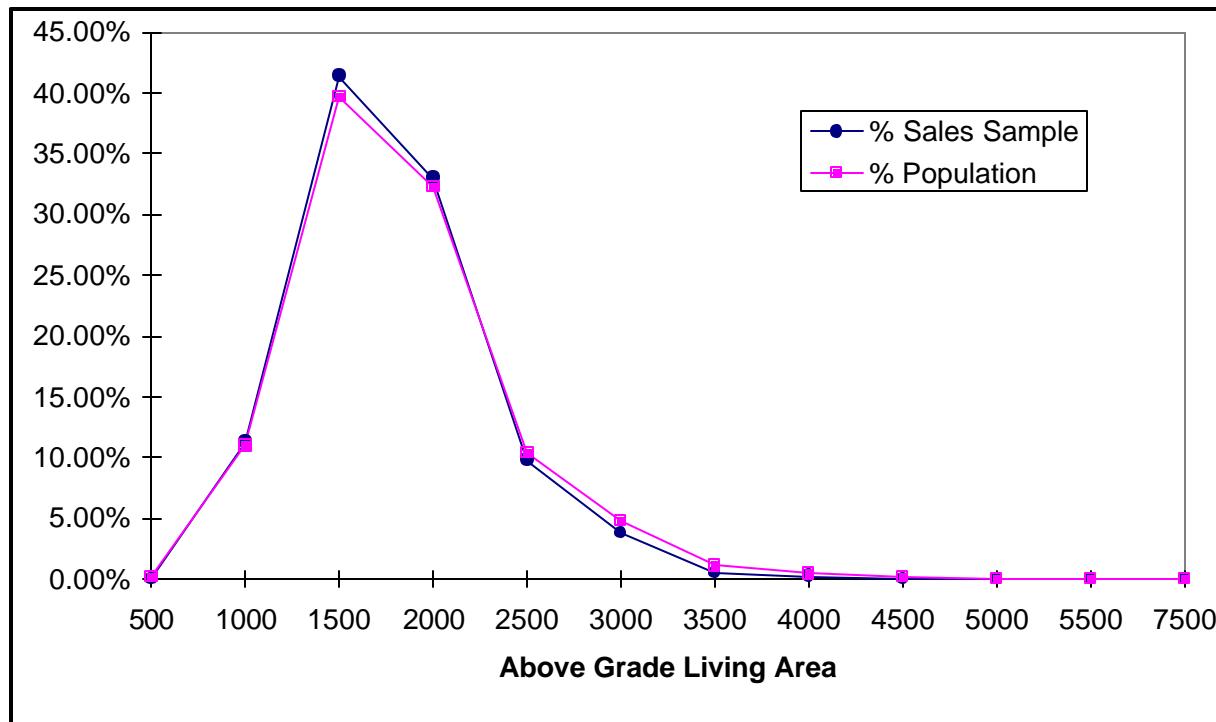
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	8	1.91%	1910	55	1.86%
1920	25	5.98%	1920	166	5.60%
1930	26	6.22%	1930	221	7.46%
1940	32	7.66%	1940	220	7.42%
1950	15	3.59%	1950	131	4.42%
1960	38	9.09%	1960	266	8.97%
1970	33	7.89%	1970	298	10.05%
1980	26	6.22%	1980	262	8.84%
1990	57	13.64%	1990	375	12.65%
2000	141	33.73%	2000	876	29.55%
2005	17	4.07%	2005	94	3.17%
	418			2964	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

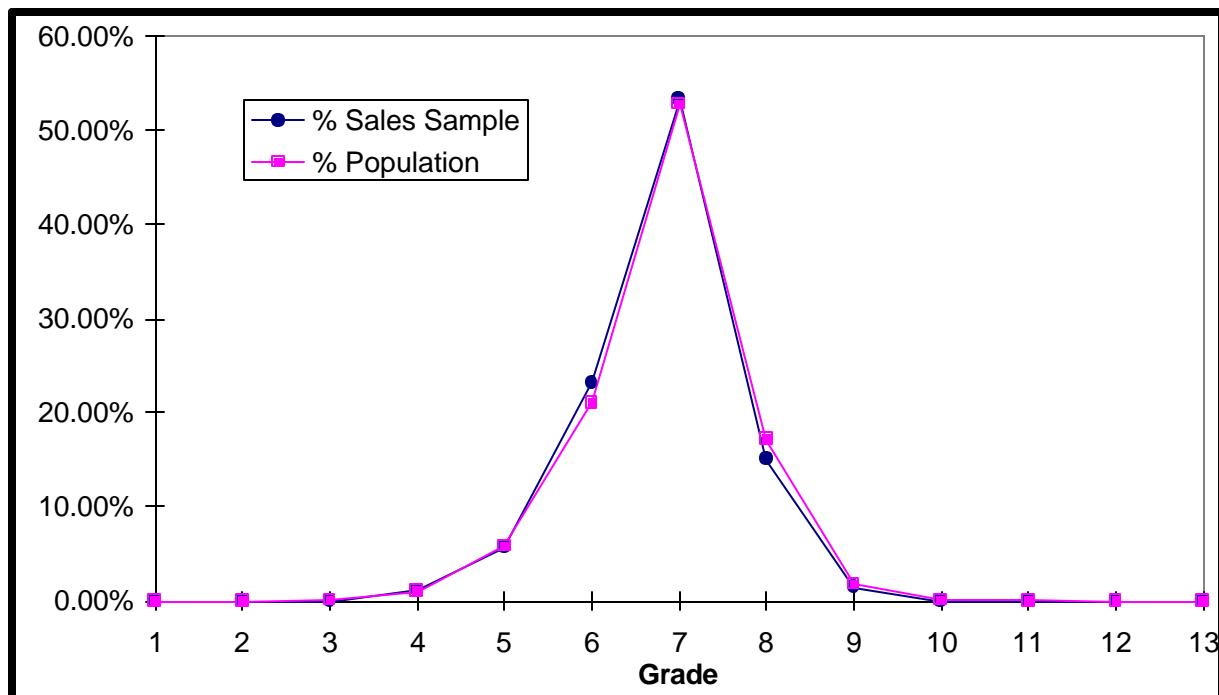
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	5	0.17%
1000	47	11.24%	1000	325	10.96%
1500	173	41.39%	1500	1176	39.68%
2000	138	33.01%	2000	956	32.25%
2500	41	9.81%	2500	307	10.36%
3000	16	3.83%	3000	142	4.79%
3500	2	0.48%	3500	33	1.11%
4000	1	0.24%	4000	13	0.44%
4500	0	0.00%	4500	5	0.17%
5000	0	0.00%	5000	1	0.03%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.03%
	418			2964	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

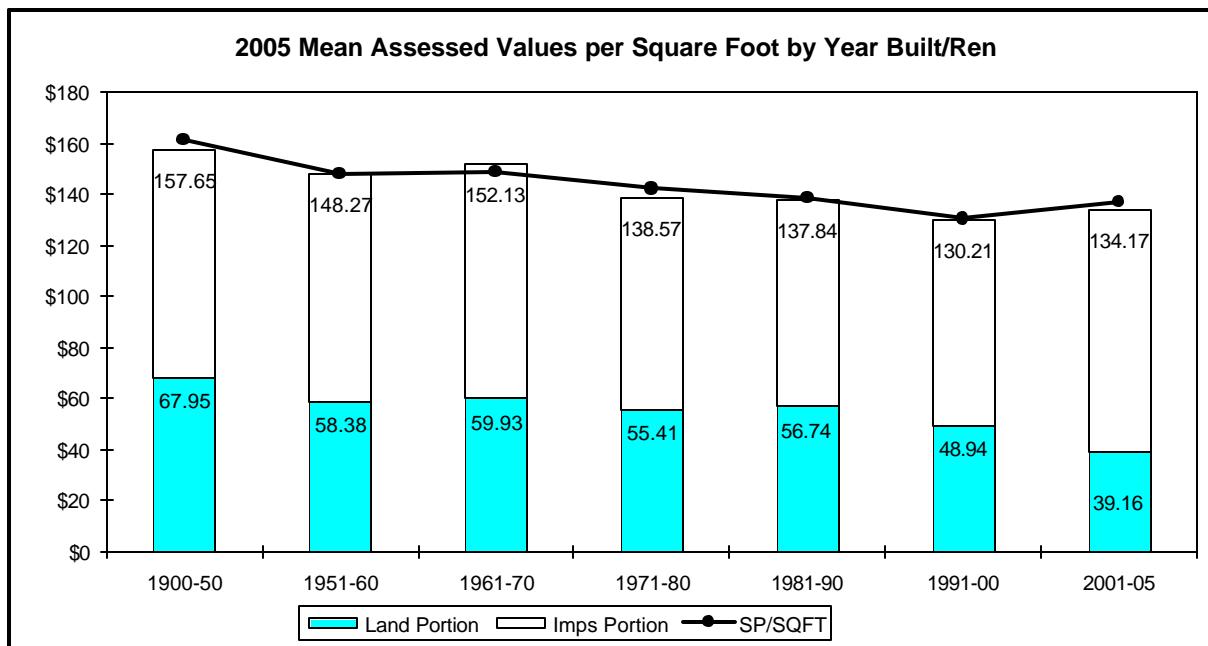
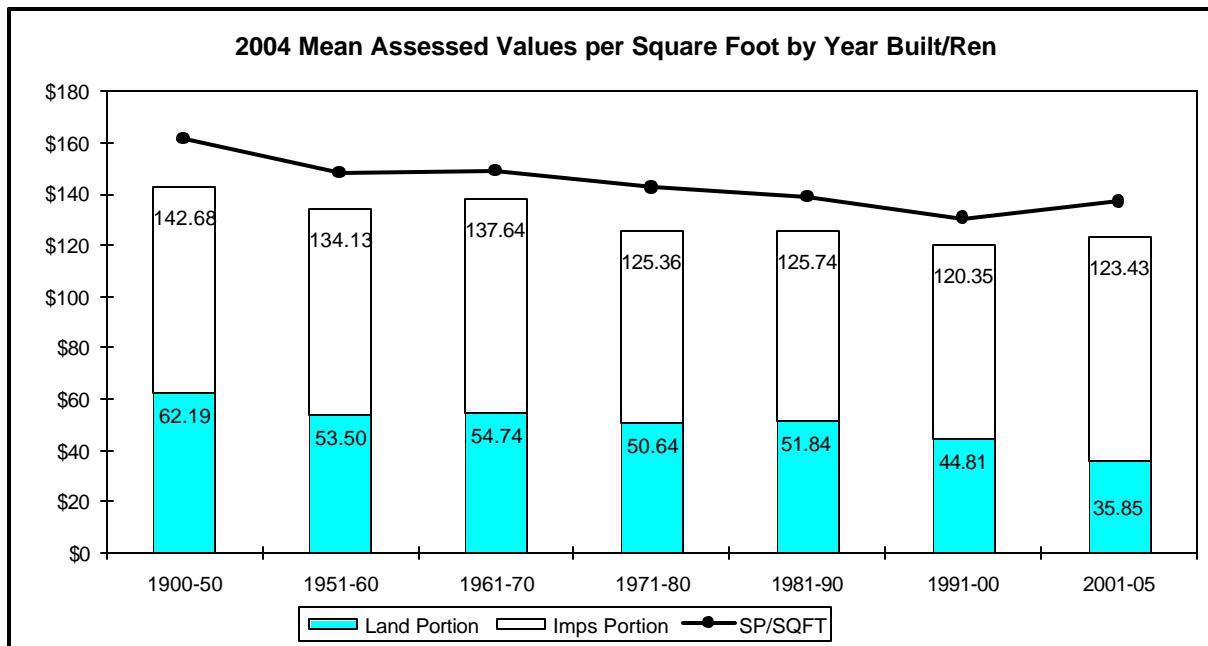
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.07%
4	5	1.20%	4	31	1.05%
5	24	5.74%	5	173	5.84%
6	97	23.21%	6	625	21.09%
7	223	53.35%	7	1566	52.83%
8	63	15.07%	8	509	17.17%
9	6	1.44%	9	55	1.86%
10	0	0.00%	10	2	0.07%
11	0	0.00%	11	1	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
418			2964		



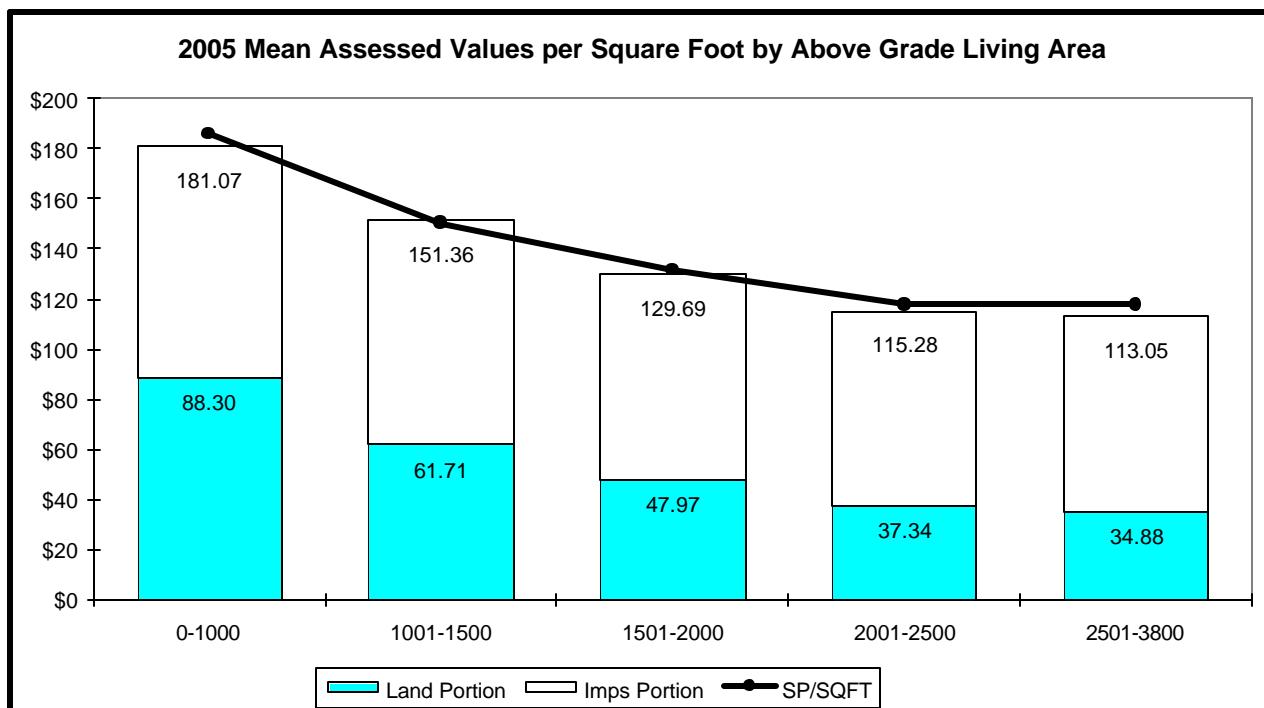
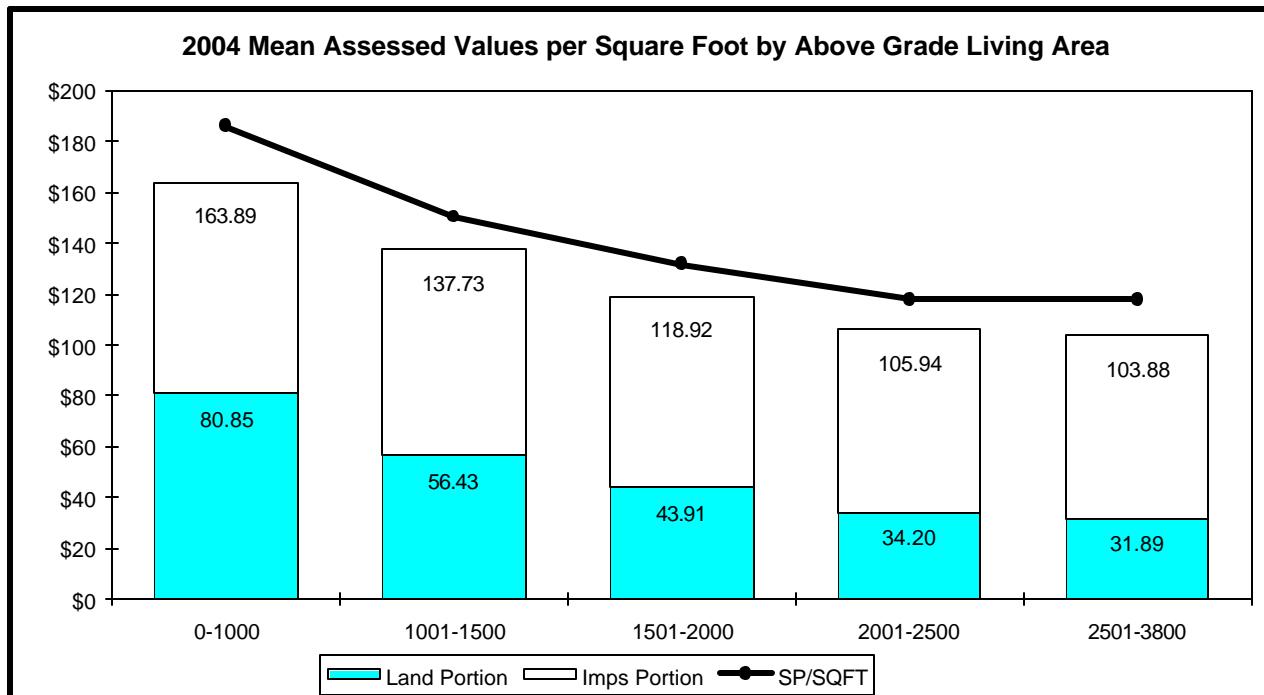
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated**



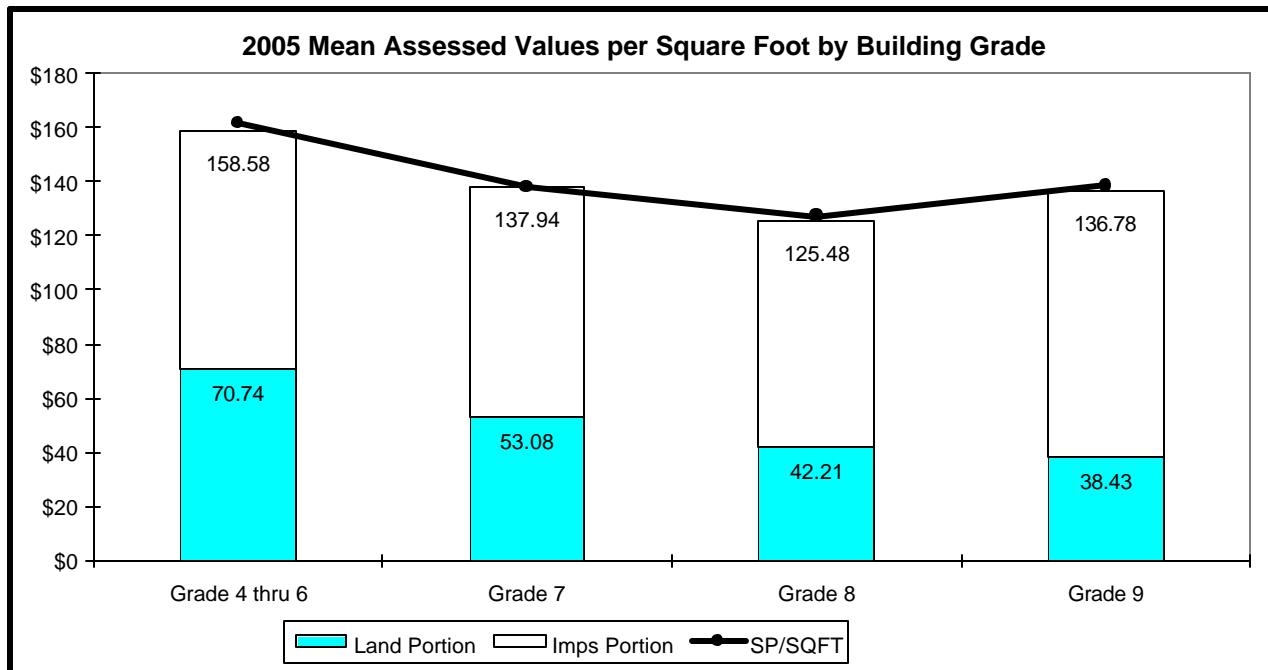
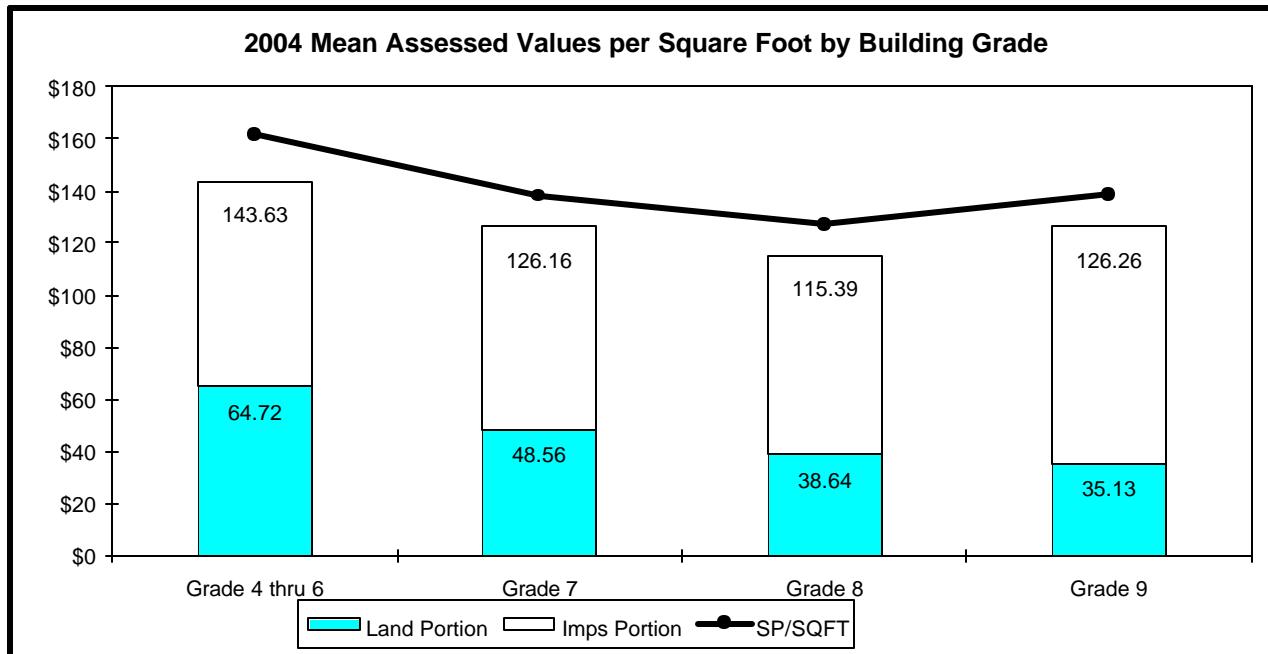
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area**



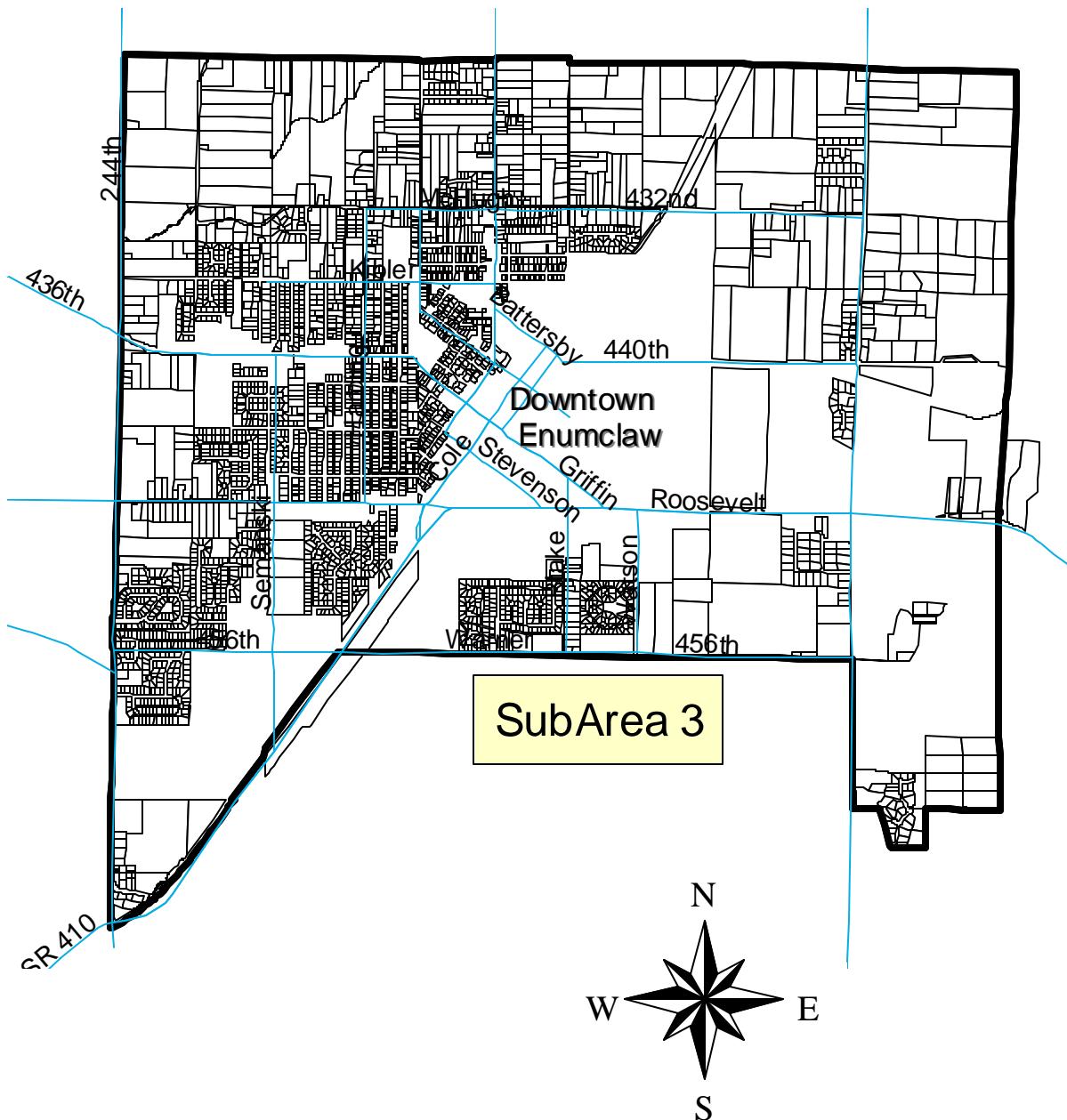
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 41



# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 14 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.3% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.10, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 418 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built from 1990 to the present have a higher average ratio (assessed value/sale price) than other homes: the formula will adjust these upward at a lower rate than the other homes in the area.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9032855 + 1.889423E-02 * \text{NewYB}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.094)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \* 1.094).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.094, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 41 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

10.71%

NewYB

(Built in 1990 or  
newer) Yes

% Adjustment -2.27%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house built in 1990 or newer would *approximately* receive a 8.44% upward adjustment (10.71% + -2.27%).

Generally later built homes were at a higher assessment level than other homes. This model corrects for these strata differences.

64% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 41 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .99.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
4	5	0.882	0.974	10.4%	0.809	1.139
5	24	0.869	0.960	10.4%	0.913	1.007
6	97	0.892	0.985	10.4%	0.964	1.006
7	223	0.912	0.997	9.3%	0.985	1.008
8	63	0.905	0.984	8.7%	0.961	1.006
9	6	0.914	0.990	8.3%	0.895	1.085
Year Built/Ren Ranges	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1925	44	0.882	0.974	10.5%	0.942	1.007
1926-1940	47	0.902	0.997	10.5%	0.968	1.027
1941-1955	34	0.879	0.972	10.5%	0.928	1.015
1956-1970	52	0.913	1.009	10.5%	0.981	1.037
1970-1980	26	0.887	0.981	10.5%	0.934	1.028
1981-1990	57	0.900	0.986	9.6%	0.965	1.008
1991-2000	141	0.918	0.993	8.2%	0.980	1.007
>2000	17	0.903	0.981	8.6%	0.944	1.017
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	1	0.902	1.000	10.8%	NA	NA
Average	257	0.907	0.987	8.8%	0.977	0.998
Good	106	0.894	0.988	10.5%	0.967	1.009
Very Good	54	0.910	1.006	10.5%	0.979	1.033
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	247	0.907	0.996	9.9%	0.984	1.008
1.5	46	0.897	0.989	10.3%	0.955	1.023
2	125	0.904	0.980	8.4%	0.965	0.995

## Area 41 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .99.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

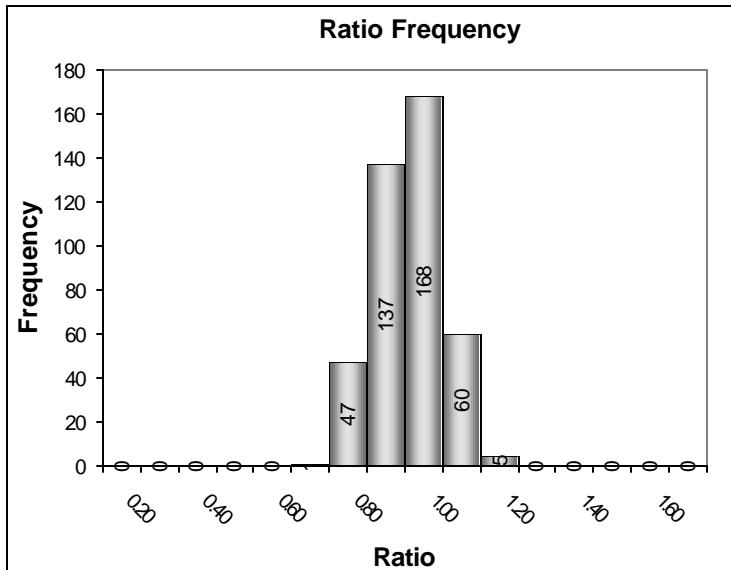
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	19	0.897	0.992	10.5%	0.938	1.046
0801-1000	28	0.866	0.956	10.5%	0.913	0.999
1001-1500	173	0.918	1.008	9.9%	0.994	1.022
1501-2000	138	0.904	0.986	9.0%	0.971	1.000
2001-2500	41	0.899	0.978	8.8%	0.948	1.008
2501-3000	16	0.891	0.969	8.8%	0.909	1.030
3001-4000	3	0.842	0.918	9.0%	0.712	1.123
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	711	0.924	0.982	6.2%	0.976	0.987
Y	28	0.919	0.985	7.2%	0.952	1.019
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	418	0.905	0.990	9.4%	0.981	0.999
Y	0	NA	NA	NA	NA	NA
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	418	0.905	0.990	9.4%	0.981	0.999
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3000-7000	55	0.888	0.980	10.3%	0.951	1.009
7001-9000	170	0.918	1.001	9.1%	0.988	1.015
9001-15000	148	0.900	0.984	9.3%	0.969	0.998
15001-25000	20	0.886	0.973	9.8%	0.927	1.019
25001-43559	11	0.862	0.953	10.6%	0.863	1.042
1AC-5AC	10	0.898	0.994	10.7%	0.897	1.091
5AC-10AC	4	0.949	1.043	9.9%	0.905	1.182
Year Built 1990 & Newer	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	238	0.895	0.989	10.5%	0.975	1.002
Y	180	0.915	0.991	8.2%	0.979	1.002

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/3/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> Area 41 / Enumclaw	<b>Appr ID:</b> RSOW	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 418 <b>Mean Assessed Value</b> 190,600 <b>Mean Sales Price</b> 210,700 <b>Standard Deviation AV</b> 42,718 <b>Standard Deviation SP</b> 49,849			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.911 <b>Median Ratio</b> 0.911 <b>Weighted Mean Ratio</b> 0.905			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.698 <b>Highest ratio:</b> 1.114 <b>Coefficient of Dispersion</b> 7.73% <b>Standard Deviation</b> 0.087 <b>Coefficient of Variation</b> 9.57% <b>Price Related Differential (PRD)</b> 1.007			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.902 Upper limit 0.919			
<b>95% Confidence: Mean</b> Lower limit 0.903 Upper limit 0.920			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 2964 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.087 <b>Recommended minimum:</b> 12 <b>Actual sample size:</b> 418 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 210 # ratios above mean: 208 Z: 0.098 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



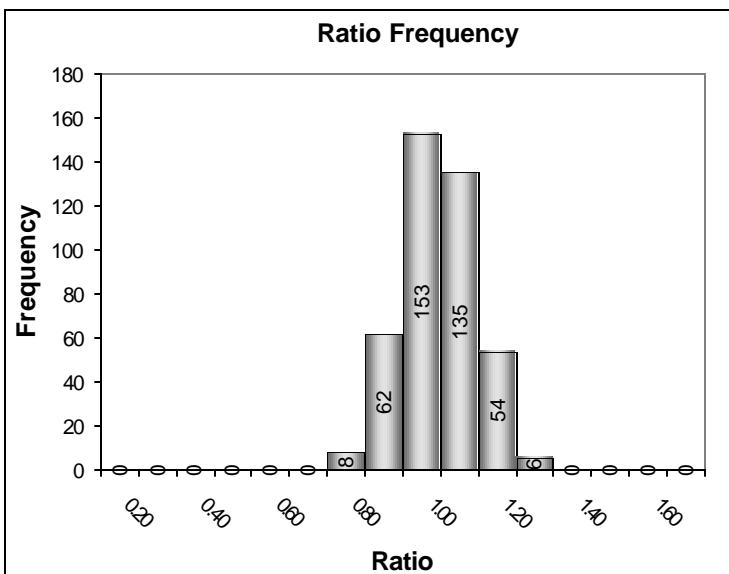
### COMMENTS:

1 to 3 Unit Residences throughout area 41

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 3/3/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> Area 41 / Enumclaw	<b>Appr ID:</b> RSOW	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	418		
<b>Mean Assessed Value</b>	208,500		
<b>Mean Sales Price</b>	210,700		
<b>Standard Deviation AV</b>	45,781		
<b>Standard Deviation SP</b>	49,849		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.996		
<b>Weighted Mean Ratio</b>	0.990		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.771		
<b>Highest ratio:</b>	1.229		
<b>Coefficient of Dispersion</b>	7.71%		
<b>Standard Deviation</b>	0.095		
<b>Coefficient of Variation</b>	9.55%		
<b>Price Related Differential (PRD)</b>	1.009		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.006		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.007		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2964		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.095		
<b>Recommended minimum:</b>	15		
<b>Actual sample size:</b>	418		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	214		
# ratios above mean:	204		
<i>Z:</i>	0.489		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 41

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	242006	9272	3/22/04	\$123,000	680	0	4	1951	4	29330	N	N	1905 LOWELL AV
003	132006	9066	4/19/04	\$120,000	700	0	4	1931	3	54450	Y	N	43102 266TH AV SE
003	132006	9078	10/13/04	\$160,000	720	0	4	1924	3	105850	Y	N	42520 264TH AV SE
003	771010	0150	12/30/04	\$191,500	1130	0	4	1948	4	9142	N	N	1868 PIONEER ST
003	771010	0150	10/28/03	\$156,000	1130	0	4	1948	4	9142	N	N	1868 PIONEER ST
003	559590	0175	9/12/03	\$126,000	550	0	5	1920	5	5751	N	N	1505 LAFROMBOISE ST
003	191730	0120	1/8/03	\$138,000	720	0	5	1914	4	12219	N	N	1407 DAVIS AV
003	559590	0325	8/31/04	\$128,000	720	0	5	1926	4	5472	N	N	1460 LAFROMBOISE ST
003	242006	9024	6/3/04	\$145,000	780	0	5	1910	3	4560	N	N	1529 SORENSEN AV
003	866100	0091	6/11/04	\$151,000	780	0	5	1918	5	13545	N	N	2541 KIBLER AV
003	370190	0060	3/18/04	\$122,000	780	0	5	1937	3	9007	N	N	1234 LAFROMBOISE ST
003	802920	0445	10/28/04	\$159,000	790	0	5	1942	4	3600	N	N	1982 LAFROMBOISE ST
003	242006	9260	3/31/04	\$130,000	810	0	5	1910	3	7900	N	N	1449 WASHINGTON AV
003	132006	9236	11/21/03	\$150,000	820	0	5	1927	3	9894	N	N	26323 SE 424TH ST
003	771010	0035	3/22/03	\$148,000	840	0	5	1920	5	5283	N	N	1756 HARDING ST
003	132006	9047	11/29/04	\$155,000	860	0	5	1922	4	19364	N	N	42907 264TH AV SE
003	132006	9055	8/6/04	\$125,000	900	0	5	1925	4	10152	N	N	3335 PORTER ST
003	089800	0185	4/29/03	\$125,000	910	0	5	1940	3	3859	N	N	1246 PIONEER ST
003	089800	0185	11/2/04	\$157,950	910	0	5	1940	3	3859	N	N	1246 PIONEER ST
003	132006	9044	11/17/03	\$195,000	940	0	5	1919	5	40260	Y	N	3332 PORTER ST
003	242006	9142	2/9/04	\$165,500	960	0	5	1914	4	7500	N	N	1329 PORTER ST
003	142006	9045	6/9/04	\$169,900	980	0	5	1940	3	11500	Y	N	42830 257TH PL SE
003	866100	0110	12/16/04	\$206,000	990	0	5	1920	5	13545	N	N	1945 FLORENCE ST
003	866100	0035	11/6/03	\$140,000	1000	0	5	1946	5	8490	N	N	1805 LORAIN ST
003	802920	0340	9/8/03	\$135,000	1010	0	5	1918	3	7198	N	N	1842 LAFROMBOISE ST
003	561510	0280	3/18/04	\$167,375	1090	0	5	1940	5	6000	N	N	1434 CHINOOK AV
003	242006	9318	9/24/04	\$175,000	1120	0	5	1918	5	9947	N	N	1264 MCHUGH AV
003	232006	9076	3/10/04	\$225,000	1210	0	5	1948	4	8660	N	N	2416 MCHUGH AV
003	132006	9036	4/11/03	\$183,000	1210	0	5	1955	3	109801	N	N	26302 SE 429TH ST
003	191730	0295	6/21/04	\$120,000	550	0	6	1920	5	5344	N	N	1316 KIBLER AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	570650	0300	6/24/04	\$149,500	720	0	6	1938	4	4752	N	N	3035 DIVISION ST
003	771010	0194	10/14/04	\$164,750	730	180	6	1941	4	6157	N	N	2227 GRIFFIN AV
003	242006	9423	5/28/03	\$147,500	730	0	6	1949	3	4682	N	N	3047 FREDRICKSON ST
003	242006	9242	12/24/03	\$135,000	740	0	6	1920	5	3434	N	N	2048 FELL ST
003	242006	9041	10/5/04	\$131,000	760	0	6	1914	3	11821	N	N	1702 GRIFFIN AV
003	142006	9014	11/4/03	\$245,000	780	0	6	1933	5	435600	Y	N	43024 248TH AV SE
003	370190	0030	1/30/04	\$147,000	780	0	6	1947	4	6450	N	N	1221 PIONEER ST
003	242006	9165	12/30/03	\$145,500	800	0	6	1940	3	3751	N	N	2007 FELL ST
003	191730	0005	7/23/03	\$130,000	830	0	6	1920	5	6000	N	N	1203 DAVIS AV
003	089800	0115	12/22/04	\$175,000	850	0	6	1926	3	7729	N	N	1152 PIONEER ST
003	601850	0140	4/19/04	\$183,500	860	0	6	1953	5	6725	N	N	2017 PORTER ST
003	232006	9182	9/12/03	\$136,500	870	0	6	1951	3	7740	N	N	2325 KIBLER AV
003	262006	9143	11/18/04	\$164,000	890	0	6	1940	5	6240	N	N	849 MYRTINE ST
003	089800	0080	12/28/04	\$179,000	940	0	6	1939	4	6400	N	N	1106 PIONEER ST
003	191730	0045	11/17/03	\$140,000	940	0	6	1918	4	6532	N	N	1257 DAVIS AV
003	543782	0310	9/9/04	\$168,500	960	0	6	1982	3	9633	N	N	2463 D CT
003	242006	9163	7/30/04	\$159,950	960	0	6	1910	5	3500	N	N	1627 GRIFFIN AV
003	800510	0395	10/4/04	\$210,000	970	0	6	1915	4	5800	N	N	1806 FRANKLIN ST
003	866100	0140	1/22/04	\$186,500	980	0	6	1928	4	15000	N	N	1808 LORAIN ST
003	809160	0090	4/8/04	\$158,300	980	0	6	1988	3	9213	N	N	1490 SEMANSKI ST
003	132006	9248	4/20/04	\$168,000	1000	0	6	1988	3	8400	N	N	1639 SE 432ND ST
003	570650	0370	11/1/04	\$219,000	1010	0	6	1952	5	9600	N	N	1957 WILSON AV
003	261700	0030	10/20/04	\$184,000	1010	0	6	1973	3	10071	N	N	43908 283RD PL SE
003	261700	0040	12/20/04	\$180,000	1010	0	6	1973	3	10597	N	N	43900 283RD PL SE
003	242006	9193	7/30/03	\$174,000	1010	0	6	1918	3	5000	N	N	1715 WASHINGTON AV
003	809160	0390	7/3/03	\$167,500	1020	0	6	1988	4	8746	N	N	2852 SUN MOUNTAIN DR
003	191730	0035	3/26/03	\$178,000	1050	350	6	1930	5	6000	N	N	1237 DAVIS AV
003	570650	0065	11/9/04	\$179,000	1060	0	6	1936	3	6484	N	N	1722 LOWELL AV
003	601850	0145	5/4/04	\$180,000	1060	0	6	1927	4	6725	N	N	2025 NIELSEN AV
003	232006	9058	3/31/03	\$159,000	1079	0	6	1923	5	5184	N	N	1244 DIVISION ST
003	543782	0330	9/29/03	\$155,000	1080	0	6	1981	3	8150	N	N	2456 D CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	809160	0370	2/26/03	\$159,000	1080	0	6	1988	3	8658	N	N	2882 SUN MOUNTAIN DR
003	034940	0110	3/4/03	\$150,000	1080	0	6	1993	3	7553	N	N	620 MYRTINE ST
003	232006	9190	5/25/04	\$190,000	1090	0	6	1952	4	9184	N	N	2232 MCHUGH AV
003	800510	0215	10/21/03	\$172,000	1090	300	6	1940	3	4500	N	N	1821 PORTER ST
003	757550	0100	11/21/03	\$160,000	1090	0	6	1990	3	8863	N	N	313 JOHNSON ST
003	757550	0110	4/30/03	\$149,900	1090	0	6	1991	3	12233	N	N	302 JOHNSON ST
003	809160	0040	10/21/04	\$187,500	1100	0	6	1987	3	8400	N	N	2960 INITIAL AV
003	191730	0140	12/3/03	\$185,000	1100	0	6	1924	4	9000	N	N	1413 DAVIS AV
003	802920	0290	4/17/03	\$192,000	1100	0	6	1983	4	7198	N	N	1764 LAFROMBOISE ST
003	089902	0050	10/8/03	\$173,340	1100	0	6	1986	3	10027	N	N	2722 GREEN RIVER CT
003	771010	0084	3/26/03	\$155,100	1100	0	6	1987	3	8437	N	N	1925 GARFIELD ST
003	242006	9223	5/17/04	\$189,000	1100	0	6	1904	4	6600	N	N	1360 MARION ST
003	089800	0135	8/18/03	\$146,910	1120	100	6	1928	3	7729	N	N	1166 PIONEER ST
003	809160	0350	3/26/04	\$174,500	1120	0	6	1986	3	9656	N	N	2893 SUN MOUNTAIN DR
003	809160	0140	7/26/04	\$175,000	1120	0	6	1987	3	8776	N	N	2951 SUN MOUNTAIN DR
003	809160	0320	8/21/03	\$162,000	1120	0	6	1986	3	8666	N	N	2853 SUN MOUNTAIN DR
003	370190	0111	8/20/03	\$122,000	1130	0	6	1983	3	5150	N	N	2021 EDITH AV
003	559590	0225	7/27/04	\$187,900	1140	0	6	1986	4	7670	N	N	1452 DIVISION ST
003	242006	9175	4/28/03	\$150,000	1150	0	6	1915	5	5600	N	N	1562 SORENSEN AV
003	570650	0110	10/8/03	\$167,000	1150	0	6	1938	5	6373	N	N	1830 LOWELL AV
003	132006	9039	12/15/04	\$275,000	1160	0	6	1919	4	211266	Y	N	42501 268TH AV SE
003	272290	0035	4/17/03	\$154,500	1160	0	6	1959	3	8925	N	N	1432 GARFIELD ST
003	242006	9364	6/11/04	\$198,000	1180	840	6	1940	5	6682	N	N	1515 MERRITT AV
003	191730	0345	9/19/03	\$155,000	1190	0	6	1928	4	5370	N	N	1410 DAVIS AV
003	019270	0080	10/14/04	\$214,000	1200	0	6	1917	5	25710	N	N	2241 ALPINE PL
003	242006	9470	6/23/04	\$185,000	1200	0	6	1925	5	9513	N	N	1254 MCHUGH AV
003	570650	0680	8/8/03	\$172,000	1220	0	6	1931	4	6400	N	N	1714 WILSON AV
003	809160	0060	6/3/04	\$200,950	1230	0	6	1987	3	8398	N	N	2890 INITIAL AV
003	570650	0235	8/14/03	\$165,000	1230	0	6	1938	5	6400	N	N	1946 LOWELL AV
003	232006	9118	11/21/03	\$158,000	1230	0	6	1938	4	11365	N	N	2355 KIBLER AV
003	132006	9162	8/19/04	\$164,000	1240	0	6	1968	2	15416	Y	N	1355 MCHUGH AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	232006	9206	8/17/04	\$188,000	1250	0	6	1939	5	8276	N	N	1923 PIONEER ST
003	716470	0050	4/26/04	\$171,000	1250	0	6	1987	3	10400	N	N	1556 SEMANSKI ST
003	757550	0150	8/27/03	\$169,900	1260	0	6	1991	3	8400	N	N	402 JOHNSON ST
003	242006	9140	7/17/03	\$168,000	1280	0	6	1908	5	6000	N	N	1349 PORTER ST
003	191730	0085	11/12/03	\$155,000	1280	0	6	1924	4	6000	N	N	1325 DAVIS AV
003	802920	0070	7/25/03	\$175,000	1290	0	6	1927	4	7198	N	N	1761 LAFROMBOISE ST
003	232006	9228	11/17/03	\$156,000	1290	0	6	1927	4	19634	N	N	2929 HARDING ST
003	771010	0030	4/22/04	\$180,000	1300	800	6	1936	4	5055	Y	N	2305 GRIFFIN AV
003	771010	0030	4/9/03	\$170,000	1300	800	6	1936	4	5055	Y	N	2305 GRIFFIN AV
003	132006	9182	8/22/03	\$199,900	1370	0	6	1945	5	10260	N	N	3361 MCHUGH PL
003	242006	9106	9/22/03	\$220,000	1380	0	6	1913	4	7500	N	N	1344 PORTER ST
003	132006	9148	4/22/04	\$265,000	1390	0	6	1919	4	204732	Y	N	1301 MCHUGH AV
003	809160	0110	10/11/04	\$182,000	1390	0	6	1988	3	8424	N	N	2871 SUN MOUNTAIN DR
003	809160	0110	5/17/03	\$159,000	1390	0	6	1988	3	8424	N	N	2871 SUN MOUNTAIN DR
003	089902	0160	9/22/04	\$186,900	1400	0	6	1984	3	8516	N	N	1343 SEMANSKI ST
003	757550	0160	5/27/04	\$180,000	1400	0	6	1991	3	8400	N	N	406 JOHNSON ST
003	570650	0150	6/10/03	\$209,000	1430	0	6	1929	5	6400	N	N	1741 WILSON AV
003	232006	9075	6/25/04	\$240,000	1440	680	6	2000	3	39000	N	N	24923 SE 433RD ST
003	560200	0255	8/26/03	\$179,900	1440	0	6	1950	5	8604	N	N	2320 GRIFFIN AV
003	559590	0275	8/30/03	\$197,999	1450	0	6	1940	5	7670	N	N	1457 LAFROMBOISE ST
003	560200	0140	3/24/03	\$166,000	1460	0	6	1958	5	8981	N	N	1321 HARDING ST
003	132006	9183	8/24/04	\$222,950	1490	0	6	1915	4	12470	N	N	3387 MCHUGH PL
003	132006	9183	8/8/03	\$199,950	1490	0	6	1915	4	12470	N	N	3387 MCHUGH PL
003	132006	9032	7/15/04	\$260,000	1510	0	6	1932	3	104108	N	N	42514 264TH AV SE
003	232006	9148	5/12/04	\$177,000	1530	0	6	2003	3	12296	N	N	3218 DIVISION ST
003	560200	0275	4/16/04	\$219,500	1540	0	6	1948	5	10212	N	N	1522 HARDING ST
003	800510	0280	12/30/03	\$274,950	1550	590	6	2003	3	9130	N	N	1807 MARION ST
003	252006	9066	1/7/03	\$175,000	1550	0	6	1926	4	15399	N	N	544 BLAKE ST
003	866100	0125	2/24/04	\$249,900	1690	0	6	1932	5	16300	N	N	1874 LORAINNE ST
003	570650	0605	2/12/04	\$201,950	1730	0	6	1938	5	6400	N	N	1955 KIBLER AV
003	570650	0265	9/29/04	\$224,000	1750	0	6	1938	5	12319	N	N	1986 LOWELL AV

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**Area 41**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	570650	0575	10/20/04	\$201,500	1750	0	6	1937	5	6170	N	N	1985 KIBLER AV
003	242006	9171	9/28/04	\$224,000	1770	160	6	1923	4	5600	N	N	1553 SORENSEN AV
003	242006	9027	12/2/04	\$244,950	1880	0	6	1900	4	7500	N	N	1500 WASHINGTON AV
003	089800	0210	5/28/03	\$159,000	920	0	7	1955	5	7718	N	N	1217 HARDING ST
003	237280	0145	8/26/04	\$200,000	940	0	7	1955	4	8997	N	N	1078 HARDING ST
003	570650	0471	4/27/04	\$155,000	940	0	7	1961	3	8320	N	N	1940 WILSON AV
003	164500	0180	8/18/04	\$181,603	1010	0	7	1968	3	7500	N	N	1948 MCKINLEY ST
003	164500	0510	7/21/04	\$167,000	1010	0	7	1968	3	7494	N	N	1760 FLORENCE ST
003	807805	0030	1/15/03	\$186,000	1020	0	7	1998	3	9059	N	N	3263 LOIS LN
003	164500	0040	4/29/03	\$175,000	1030	1010	7	1963	4	7300	N	N	1802 CLOVERCREST ST
003	164500	0320	7/21/03	\$173,150	1030	1010	7	1963	3	7600	N	N	1853 CLOVERCREST ST
003	543780	0100	4/16/04	\$185,000	1030	0	7	1968	4	9107	N	N	710 CHARWILA LN
003	560200	0240	5/6/03	\$167,990	1030	0	7	1956	5	6524	N	N	2346 INITIAL AV
003	543780	0100	1/9/03	\$154,000	1030	0	7	1968	4	9107	N	N	710 CHARWILA LN
003	293810	0150	7/9/04	\$189,900	1070	0	7	1961	4	9282	N	N	1108 LORAIN ST
003	543781	0380	10/7/04	\$245,000	1080	500	7	1975	4	7560	Y	N	2363 PARAMOUNT DR
003	543781	0380	5/26/04	\$185,000	1080	500	7	1975	4	7560	Y	N	2363 PARAMOUNT DR
003	242006	9588	3/26/03	\$171,500	1090	0	7	1993	3	8825	N	N	1820 WEBER ST
003	164500	0060	8/21/03	\$178,500	1090	0	7	1963	4	7000	N	N	1830 CLOVERCREST ST
003	076400	0006	6/4/03	\$162,500	1100	0	7	1928	4	7380	N	N	2421 ROOSEVELT AV
003	076400	0120	3/23/04	\$172,500	1120	0	7	1955	4	8760	N	N	1079 FLORENCE ST
003	559590	0120	4/2/03	\$175,000	1120	500	7	1920	4	6382	N	N	1540 LAFROMBOISE ST
003	089800	0365	11/12/04	\$184,000	1130	0	7	1959	3	7740	N	N	2246 LINCOLN AV
003	807805	0040	3/16/04	\$250,000	1140	0	7	1998	3	11161	N	N	3283 LOIS LN
003	076400	0080	6/21/04	\$174,000	1160	0	7	1923	3	7560	N	N	1005 LORAIN ST
003	981470	0135	6/22/04	\$193,000	1160	470	7	1928	5	6000	N	N	2037 JAMES ST
003	192007	9059	6/27/03	\$203,000	1180	0	7	1974	4	112820	N	N	28639 SE 435TH ST
003	034940	0150	7/20/04	\$189,500	1180	0	7	1980	4	7548	N	N	2257 SCANDIA AV
003	570238	0710	1/10/03	\$180,000	1180	240	7	1991	3	7946	N	N	220 JEWELL ST
003	232006	9128	2/26/03	\$170,000	1180	0	7	1953	4	36250	N	N	1416 FLORENCE ST
003	614210	0080	7/19/04	\$221,000	1190	0	7	1967	4	13000	N	N	26118 SE 425TH ST

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**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	680220	0240	10/10/04	\$200,000	1190	0	7	1990	3	9044	N	N	601 BATHKE AV
003	680220	0240	1/9/03	\$171,000	1190	0	7	1990	3	9044	N	N	601 BATHKE AV
003	089800	0200	6/14/04	\$193,000	1200	0	7	1959	5	7727	N	N	1205 HARDING ST
003	232006	9248	5/5/04	\$182,400	1200	0	7	1959	4	8514	N	N	1419 FARRELLY ST
003	713820	0350	3/6/03	\$168,000	1210	0	7	1994	3	8094	N	N	3333 WETHERBEE LN
003	713820	0460	9/8/04	\$210,000	1210	0	7	1994	3	8555	N	N	386 GARLAND PL
003	680220	0410	3/15/04	\$189,500	1210	0	7	1990	3	8415	N	N	602 WALLACE AV
003	809160	0010	4/2/03	\$169,850	1210	0	7	1988	3	8822	N	N	1451 FARRELLY ST
003	076681	0260	10/10/03	\$202,000	1220	0	7	1996	3	9043	N	N	1115 ISABELLE CT
003	232006	9098	9/3/03	\$180,000	1230	0	7	1968	4	38984	N	N	2949 HARDING ST
003	543782	0140	11/19/03	\$176,500	1260	0	7	1979	3	7774	N	N	2454 HARMONY LN
003	034940	0290	12/2/04	\$225,000	1260	700	7	1980	4	7561	N	N	834 NATALIE PL
003	560200	0200	6/16/04	\$194,000	1260	0	7	1955	4	10489	N	N	1456 HARDING ST
003	237280	0100	5/14/03	\$160,000	1260	0	7	1957	3	9126	N	N	1135 GARFIELD ST
003	802920	0370	11/16/04	\$205,000	1290	400	7	1931	4	7198	N	N	1904 LAFROMBOISE ST
003	543781	0360	2/25/03	\$182,000	1300	0	7	1980	4	7735	N	N	2333 PARAMOUNT DR
003	232006	9253	4/23/04	\$173,000	1300	0	7	1963	4	7040	N	N	1337 LAFROMBOISE ST
003	293810	0095	2/19/03	\$179,000	1300	0	7	1961	5	9282	N	N	1123 LORAIN ST
003	680220	0550	12/17/03	\$183,000	1310	0	7	1991	3	9151	N	N	303 SCHMID ST
003	543781	0330	5/10/03	\$187,000	1320	630	7	1975	3	8643	Y	N	827 HARMONY LN
003	164500	0680	10/17/03	\$200,500	1320	0	7	1967	5	8112	N	N	1919 MCKINLEY ST
003	089800	0220	8/6/03	\$169,900	1320	0	7	1961	4	10291	N	N	1227 HARDING ST
003	232006	9150	7/28/04	\$285,000	1330	1330	7	1957	5	11278	Y	N	1951 GOSSARD ST
003	932101	0150	10/29/04	\$200,000	1330	0	7	1986	3	8980	N	N	1129 SEMANSKI ST
003	614210	0120	3/20/03	\$184,950	1330	340	7	1988	3	13539	N	N	26004 SE 425TH ST
003	680220	0070	2/11/04	\$187,000	1340	0	7	1990	3	8653	N	N	304 SCHMID ST
003	570650	0510	5/12/04	\$226,000	1350	620	7	1958	4	9750	N	N	1982 WILSON AV
003	807805	0210	10/25/04	\$225,000	1350	0	7	1998	3	8587	N	N	1863 LOIS LN
003	932100	0060	5/27/03	\$180,000	1350	0	7	1968	4	7840	N	N	2756 ELMONT AV
003	680221	0510	3/6/03	\$182,000	1350	0	7	1991	3	8977	N	N	1004 BAYSINGER PL
003	807805	0180	1/20/03	\$199,950	1350	0	7	1998	3	8895	N	N	3230 LOIS LN

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	800510	0480	8/3/04	\$225,000	1360	0	7	1920	5	5633	N	N	1705 MARSHALL AV
003	392500	0010	8/5/04	\$230,000	1360	0	7	1997	3	9575	N	N	2436 MCHUGH AV
003	076681	0420	5/20/03	\$190,000	1360	0	7	1994	3	7548	N	N	3104 EDEL AV
003	076400	0125	11/24/03	\$157,000	1360	0	7	1955	3	9000	N	N	1069 FLORENCE ST
003	543780	0040	7/7/04	\$170,150	1370	0	7	1968	3	12938	N	N	820 MELODY LN
003	076680	0270	4/27/04	\$203,000	1370	0	7	1992	3	8436	N	N	1150 BERILLA DR
003	076681	0430	12/9/03	\$202,950	1370	0	7	1992	3	11231	N	N	3106 EDEL AV
003	232006	9208	3/16/04	\$300,000	1380	1190	7	1956	5	22330	Y	N	1977 GOSSARD ST
003	156590	0050	7/22/04	\$208,000	1390	0	7	1992	3	8960	N	N	3047 COLE ST
003	309950	0020	3/12/04	\$207,000	1390	1390	7	1936	4	8119	N	N	1436 MARION ST
003	237280	0030	7/3/03	\$192,000	1390	0	7	1956	4	9126	N	N	1178 HARDING ST
003	543782	0130	4/14/03	\$179,950	1390	0	7	1979	4	7753	N	N	2502 HARMONY LN
003	272290	0085	1/21/04	\$207,000	1400	0	7	1960	4	8925	N	N	1429 LORAINE ST
003	076681	0210	7/21/04	\$202,000	1400	0	7	1990	3	8679	N	N	1009 WEST CT
003	232006	9374	5/7/03	\$182,500	1400	0	7	1994	3	10150	N	N	1076 SEMANSKI ST
003	369870	0060	8/14/03	\$182,500	1420	0	7	1961	4	10554	N	N	2943 OLYMPIC PL
003	680220	0980	8/19/04	\$205,000	1430	0	7	1990	3	8500	N	N	310 CARLEY PL
003	076681	0370	8/25/03	\$195,980	1430	0	7	1992	3	9250	N	N	3105 EDITH AV
003	614200	0140	8/12/04	\$217,950	1440	0	7	1963	4	9894	N	N	26018 SE 426TH ST
003	560200	0225	8/5/04	\$220,500	1440	0	7	1957	5	10489	N	N	1439 GARFIELD ST
003	680220	0100	8/2/04	\$215,000	1450	0	7	1991	3	8771	N	N	404 SCHMID ST
003	680220	0040	3/2/04	\$209,250	1450	0	7	1991	3	8546	N	N	204 SCHMID ST
003	237280	0075	6/24/04	\$203,950	1450	0	7	1954	4	10025	N	N	1213 GARFIELD ST
003	680220	1050	10/30/03	\$199,950	1450	0	7	1991	3	10835	N	N	405 PETSCHAUER PL
003	680220	0420	9/13/04	\$194,000	1450	0	7	1991	3	8415	N	N	604 WALLACE AV
003	680220	0470	10/21/03	\$192,500	1450	0	7	1991	3	8428	N	N	704 WALLACE AV
003	680220	0140	9/24/03	\$189,000	1450	0	7	1991	3	9877	N	N	805 BATHKE AV
003	543782	0100	1/8/04	\$159,000	1460	0	7	1979	4	9462	N	N	338 CHARWILA LN
003	325750	0040	5/10/04	\$192,000	1460	0	7	1979	3	10010	N	N	1443 FLORENCE ST
003	680220	0490	5/20/04	\$191,000	1460	0	7	1991	3	8425	N	N	800 WALLACE AV
003	164500	0030	10/1/03	\$182,000	1460	0	7	1963	3	7000	N	N	1770 CLOVERCREST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	680220	0480	6/10/03	\$179,900	1460	0	7	1991	3	8433	N	N	706 WALLACE AV
003	560200	0050	7/7/04	\$167,500	1460	0	7	1955	4	10212	N	N	1523 HARDING ST
003	680220	0890	8/20/04	\$209,950	1470	0	7	1990	3	8498	N	N	304 BANGERT PL
003	293810	0010	8/18/03	\$177,000	1470	0	7	1957	3	8925	N	N	1244 GARFIELD ST
003	293810	0035	5/27/03	\$155,000	1480	0	7	1959	3	9282	N	N	1154 GARFIELD ST
003	680220	0210	5/26/04	\$224,600	1480	0	7	1990	3	9044	N	N	607 BATHKE AV
003	570238	0430	3/12/04	\$201,000	1480	0	7	1991	3	7024	N	N	121 JEWELL ST
003	242006	9481	12/10/04	\$237,000	1486	0	7	2000	3	6446	N	N	1503 DIVISION ST
003	156590	0310	6/3/04	\$218,950	1490	0	7	1992	3	8404	N	N	299 MICHAEL AV
003	262006	9186	3/5/03	\$219,950	1490	0	7	1995	3	22485	N	N	2899 TERRY LN
003	680221	0200	5/24/04	\$205,000	1490	0	7	1992	3	9169	N	N	909 BATHKE AV
003	570238	0090	3/19/04	\$185,000	1490	0	7	1990	3	7226	N	N	407 JEWELL ST
003	680221	0420	12/9/03	\$179,900	1490	0	7	1992	3	8409	N	N	1002 OLSEN PL
003	272290	0040	2/11/03	\$159,000	1500	0	7	1958	4	8925	N	N	1446 GARFIELD ST
003	293810	0065	12/28/04	\$197,000	1510	0	7	1962	3	8925	N	N	1225 LORAINE ST
003	560200	0060	11/16/04	\$225,500	1510	0	7	1952	5	10212	N	N	1553 HARDING ST
003	242006	9055	7/12/04	\$257,000	1520	300	7	1938	5	8119	N	N	1300 PORTER ST
003	680220	0780	6/16/04	\$226,500	1520	0	7	1991	4	8548	N	N	303 BANGERT PL
003	332650	0080	12/12/03	\$196,500	1530	0	7	1925	3	6500	N	N	1730 HILLCREST
003	680220	0320	4/1/04	\$209,950	1530	0	7	1990	3	8912	N	N	403 WARWICK ST
003	232006	9284	3/13/03	\$185,000	1540	0	7	1970	4	11900	N	N	1727 GOSSARD ST
003	570238	0230	7/16/04	\$221,500	1550	0	7	1990	3	7111	N	N	307 JEWELL ST
003	543782	0170	3/22/04	\$196,100	1550	0	7	1983	3	15876	N	N	349 HARMONY LN
003	680220	0310	2/6/04	\$199,950	1550	0	7	1990	3	8640	N	N	405 WARWICK ST
003	543782	0450	1/23/04	\$209,121	1560	0	7	1979	4	8400	N	N	601 CHARWILA LN
003	543782	0380	8/18/04	\$199,000	1560	0	7	1979	4	9829	N	N	355 CHARWILA LN
003	293810	0055	7/19/04	\$235,000	1570	0	7	1962	5	10710	N	N	1255 LORAINE ST
003	352006	9009	5/7/03	\$308,000	1570	0	7	1922	5	343310	N	N	46623 ENUMCLAW-BUCKLEY RD SE
003	076680	0100	5/28/03	\$199,000	1570	0	7	1992	3	8844	N	N	1121 BERILLA DR
003	156590	0280	7/20/04	\$224,300	1580	0	7	1992	3	8415	N	N	213 MICHAEL AV
003	076681	0150	5/12/04	\$208,000	1580	0	7	1991	3	8680	N	N	1013 WEST CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	156590	0110	4/23/04	\$199,800	1580	0	7	1992	3	8848	N	N	319 CHINOOK AV
003	543782	0060	6/17/03	\$167,000	1580	0	7	1979	3	7875	N	N	438 CHARWILA LN
003	232006	9245	12/8/03	\$275,000	1590	0	7	1979	3	87120	N	N	24439 SE 437TH LN
003	543782	0220	10/6/03	\$180,000	1590	0	7	1984	3	8137	Y	N	509 HARMONY LN
003	293810	0100	12/18/03	\$215,000	1600	0	7	1961	4	9282	N	N	1109 LORAIN ST
003	379730	0330	9/14/04	\$218,000	1600	0	7	1994	3	8656	N	N	3059 CHELSEA LN
003	232006	9170	10/17/03	\$199,500	1600	0	7	1949	4	11392	N	N	1347 LAFROMBOISE ST
003	981570	0090	2/27/03	\$203,000	1610	1210	7	1939	4	8122	N	N	2262 CINKOVICH ST
003	132006	9184	11/19/03	\$225,000	1620	0	7	1986	3	16200	N	N	3335 MCHUGH PL
003	076680	0220	11/8/04	\$245,000	1620	0	7	1991	3	9114	N	N	2924 LINCOLN AV
003	076680	0200	9/11/03	\$230,000	1620	0	7	1991	3	8820	N	N	2924 BERILLA DR
003	132006	9170	2/23/04	\$237,500	1620	0	7	2003	3	12899	N	N	3322 MCHUGH PL
003	076400	0210	2/13/03	\$173,500	1630	0	7	1960	4	6594	N	N	1033 MCKINLEY ST
003	232006	9265	6/7/04	\$259,500	1640	0	7	1949	4	20460	N	N	1878 GOSSARD ST
003	325750	0030	7/9/03	\$242,000	1640	350	7	1983	4	9593	N	N	1457 FLORENCE ST
003	543782	0050	10/15/04	\$229,000	1650	0	7	1979	4	7875	N	N	506 CHARWILA LN
003	680220	0990	8/9/04	\$224,750	1650	0	7	1990	3	8500	N	N	308 CARLEY PL
003	713821	0480	5/10/04	\$232,350	1650	0	7	1995	3	11373	N	N	519 GILLIS CT
003	713820	0500	7/28/04	\$229,500	1650	0	7	1995	3	9124	N	N	3585 WETHERBEE LN
003	713821	0130	9/16/04	\$218,500	1650	0	7	1994	3	8948	N	N	3240 RANDALL PL
003	713820	0370	5/28/03	\$210,000	1650	0	7	1994	3	10269	N	N	3373 GARLAND PL
003	076680	0050	3/22/04	\$203,000	1650	0	7	1990	3	8558	N	N	2857 EDITH AV
003	680220	0250	3/21/03	\$193,290	1650	0	7	1990	3	9044	N	N	515 BATHKE AV
003	713820	0470	4/3/03	\$205,000	1650	0	7	1995	3	8400	N	N	370 GARLAND PL
003	713821	0250	10/29/03	\$192,500	1650	0	7	1994	3	8985	N	N	301 WETHERBEE LN
003	076681	0360	7/24/03	\$190,000	1650	0	7	1993	3	8415	N	N	3103 EDITH AV
003	680220	0330	8/30/04	\$230,000	1660	0	7	1991	3	8912	N	N	307 WARWICK ST
003	156590	0480	8/19/04	\$232,000	1660	0	7	1992	3	9141	N	N	310 MICHAEL AV
003	076400	0005	9/19/03	\$200,000	1660	0	7	1964	3	7380	N	N	1010 GARFIELD ST
003	257191	0570	10/8/03	\$223,500	1660	0	7	1992	3	9506	N	N	3032 LINK AV
003	156590	0470	11/7/03	\$219,990	1670	0	7	1992	3	10440	N	N	320 MICHAEL AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	570238	0520	9/23/03	\$202,000	1670	0	7	1991	3	10422	N	N	103 JEWELL ST
003	680220	1010	6/21/04	\$215,500	1680	0	7	1991	3	8926	N	N	307 PETSCHAUER PL
003	257191	0380	12/10/03	\$235,000	1680	0	7	1993	3	8424	N	N	710 VICTOR ST
003	680221	0230	5/28/03	\$197,450	1680	0	7	1992	3	9967	N	N	1002 BATHKE AV
003	680221	0260	7/9/03	\$194,000	1680	0	7	1992	3	8465	N	N	906 BATHKE AV
003	771010	0123	12/26/03	\$169,950	1680	0	7	1951	3	11024	N	N	1957 HARDING ST
003	232006	9331	8/13/03	\$290,000	1690	970	7	1978	4	18225	N	N	2540 KIBLER AV
003	570238	0390	9/27/04	\$234,940	1690	0	7	1991	3	7832	N	N	203 JEWELL ST
003	570238	0590	8/12/04	\$209,500	1700	0	7	1991	3	6735	N	N	326 JEWELL ST
003	570238	0170	9/25/03	\$207,450	1700	0	7	1991	3	7918	N	N	319 JEWELL ST
003	807805	0140	2/14/03	\$219,950	1700	0	7	1996	3	8448	N	N	1822 HIGHPOINT ST
003	242006	9525	7/21/03	\$190,000	1710	0	7	1904	5	9859	N	N	1935 LOWELL AV
003	262006	9059	2/18/04	\$211,450	1710	580	7	1939	4	10080	N	N	937 MYRTINE ST
003	076681	0140	1/8/03	\$207,000	1710	0	7	1992	3	8680	N	N	1108 ISABELLE CT
003	807805	0020	3/2/04	\$235,000	1720	0	7	1998	3	8543	N	N	3233 LOIS LN
003	807805	0190	5/21/04	\$231,550	1720	0	7	1998	3	8762	N	N	1885 LOIS LN
003	257191	0360	2/26/03	\$220,000	1720	0	7	1992	3	11833	N	N	715 VICTOR ST
003	807805	0220	9/24/03	\$225,000	1720	0	7	1998	3	8643	N	N	3249 LOIS LN
003	680220	0380	12/21/04	\$204,900	1730	0	7	1990	3	9004	N	N	510 WALLACE AV
003	570650	0095	10/4/04	\$231,300	1740	0	7	1969	3	8007	N	N	1818 LOWELL AV
003	570650	0095	8/13/03	\$210,000	1740	0	7	1969	3	8007	N	N	1818 LOWELL AV
003	262006	9193	11/17/03	\$225,000	1746	0	7	1997	3	10460	N	N	2865 TERRY LN
003	771590	0050	7/21/04	\$292,000	1760	0	7	2004	3	13372	N	N	1809 SHANNON LN
003	252006	9012	5/8/03	\$237,500	1760	0	7	1910	3	58644	N	N	658 BLAKE ST
003	379730	0340	11/24/03	\$219,950	1760	0	7	1993	3	8658	N	N	3039 CHELSEA LN
003	076680	0360	7/27/03	\$230,000	1770	0	7	1991	3	8436	N	N	1105 FARRELLY ST
003	932101	0160	5/26/04	\$225,000	1770	0	7	1988	4	9085	N	N	2765 LINCOLN AV
003	156590	0210	4/13/04	\$246,000	1800	0	7	1992	3	8449	Y	N	123 CHINOOK AV
003	076681	0460	5/19/04	\$234,950	1800	0	7	1993	3	8401	N	N	3112 EDEL AV
003	379731	0120	10/22/04	\$233,000	1800	0	7	1995	3	9233	N	N	3435 WYNALDA DR
003	379730	0280	9/15/03	\$231,950	1820	0	7	1993	3	12800	N	N	3185 CHELSEA LN

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	570238	0720	11/17/04	\$212,000	1820	0	7	1991	3	7218	N	N	206 JEWELL ST
003	807805	0200	5/21/04	\$237,550	1820	0	7	1998	3	8585	N	N	1875 LOIS LN
003	257191	0470	3/8/03	\$218,000	1820	0	7	1993	3	7800	N	N	444 VICTOR ST
003	807805	0080	5/14/03	\$215,000	1820	0	7	1998	3	8446	N	N	1870 LOIS LN
003	680221	0380	12/17/04	\$242,500	1840	0	7	1992	3	8160	N	N	1010 OLSEN PL
003	156590	0340	4/20/04	\$237,500	1860	0	7	1992	3	8410	N	N	375 MICHAEL AV
003	570238	0600	7/23/04	\$226,729	1860	0	7	1991	3	5973	N	N	324 JEWELL ST
003	680221	0050	6/20/03	\$189,000	1860	0	7	1991	3	9127	N	N	205 BERNINGER ST
003	237280	0055	4/24/03	\$222,500	1880	0	7	1955	4	9460	N	N	1108 HARDING ST
003	771010	0110	6/30/03	\$259,000	1890	0	7	1977	4	10311	N	N	1976 PIONEER ST
003	553110	0030	6/24/03	\$235,000	1910	0	7	1996	3	10150	N	N	1128 SEMANSKI ST
003	559590	0260	8/3/04	\$285,000	1914	0	7	2002	3	10227	N	N	1469 LAFROMBOISE ST
003	257192	0160	1/13/03	\$235,000	1940	0	7	1929	4	12022	Y	N	720 SEMANSKI ST
003	614200	0180	10/11/04	\$229,990	1950	0	7	1960	4	10914	N	N	26128 SE 426TH ST
003	713821	0170	12/30/03	\$195,000	1970	0	7	1994	3	8400	N	N	365 RANDALL PL
003	713821	0440	11/9/04	\$260,000	1970	0	7	1995	3	14180	N	N	580 HAMILTON PL
003	713821	0460	7/21/04	\$243,700	1970	0	7	1995	3	14149	N	N	524 HAMILTON PL
003	713821	0450	4/22/04	\$242,000	1970	0	7	1995	3	13880	N	N	550 HAMILTON PL
003	713821	0380	3/26/04	\$232,500	1970	0	7	1995	3	13484	N	N	3350 WARD CT
003	713821	0350	8/27/03	\$227,000	1970	0	7	1994	3	8548	N	N	3475 WETHERBEE LN
003	713820	0140	3/26/03	\$225,000	1970	0	7	1994	3	8449	N	N	416 WETHERBEE LN
003	713820	0070	10/23/03	\$224,500	1970	0	7	1994	3	9072	N	N	351 GARLAND PL
003	866100	0042	1/2/03	\$214,000	2000	0	7	1979	4	10000	N	N	1828 GARFIELD ST
003	570650	0745	11/17/04	\$260,000	2090	0	7	1948	3	9600	N	N	1833 KIBLER AV
003	076681	0330	5/20/04	\$250,000	2116	0	7	1991	3	8424	N	N	3007 EDEL AV
003	076681	0330	8/5/03	\$242,000	2116	0	7	1991	3	8424	N	N	3007 EDEL AV
003	379731	0290	12/23/04	\$269,950	2140	0	7	1996	3	9000	N	N	3334 WYNALDA DR
003	257191	0410	10/6/03	\$236,000	2160	0	7	1993	3	7800	N	N	654 VICTOR ST
003	257191	0340	8/22/03	\$234,000	2160	0	7	1993	3	9362	N	N	711 VICTOR ST
003	800610	0410	3/2/04	\$240,000	2170	0	7	1997	3	7500	N	N	1147 PORTER ST
003	242006	9462	6/28/04	\$245,000	2170	0	7	1955	3	17800	N	N	1404 MCHUGH AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	713821	0485	8/26/03	\$245,000	2230	0	7	1995	3	12398	N	N	551 GILLIS CT
003	809160	0220	2/18/03	\$250,000	2290	0	7	1987	4	8597	N	N	1351 FARRELLY ST
003	561510	0215	10/9/03	\$213,500	2290	0	7	1944	5	15000	N	N	1230 CHINOOK AV
003	257191	0090	6/10/03	\$233,750	2340	0	7	1993	3	8535	N	N	510 HAZEL PL
003	379731	0110	2/5/04	\$264,500	2360	0	7	1994	3	9234	N	N	3417 WYNALDA DR
003	543782	0160	6/19/03	\$196,000	2410	0	7	1982	3	13880	N	N	2430 HARMONY LN
003	262006	9196	11/23/04	\$290,000	2530	0	7	1982	3	9989	N	N	928 MYRTINE ST
003	601850	0065	4/27/04	\$185,000	2640	0	7	1980	3	7973	N	N	1048 DIVISION ST
003	232006	9214	8/2/04	\$363,000	3710	0	7	1989	3	25589	N	N	2031 EDITH AV
003	779200	0010	8/29/03	\$248,915	1430	880	8	1965	4	27782	N	N	28218 SE 449TH ST
003	192007	9005	3/3/03	\$375,000	1520	0	8	1964	5	432986	N	N	28117 SE 432ND ST
003	943290	0120	11/20/03	\$205,000	1550	0	8	1993	3	8580	N	N	1951 CARBON RIDGE ST
003	379730	0070	8/29/03	\$212,000	1610	0	8	1993	3	10100	N	N	3150 WYNALDA DR
003	257190	0180	6/28/04	\$247,900	1620	0	8	1990	3	9396	N	N	2953 LINK AV
003	369830	0015	7/19/04	\$253,500	1700	0	8	1963	4	17361	N	N	1048 MCKINLEY ST
003	369830	0015	5/23/03	\$215,000	1700	0	8	1963	4	17361	N	N	1048 MCKINLEY ST
003	943290	0010	1/27/03	\$219,500	1720	0	8	1996	3	9539	N	N	3120 SILVER SPRINGS AV
003	943290	0800	10/27/04	\$238,500	1730	0	8	1997	3	8400	N	N	3045 HIGHPOINT ST
003	257190	0320	12/8/03	\$234,950	1740	0	8	1990	3	9576	N	N	2849 CHRISTIANSON AV
003	771590	0080	12/15/03	\$257,000	1820	0	8	2003	3	9431	N	N	1855 SHANNON LN
003	543781	0170	11/19/04	\$240,000	1830	0	8	1976	4	12978	Y	N	617 HARMONY LN
003	379730	0050	6/23/03	\$223,950	1840	0	8	1993	3	9182	N	N	3110 WYNALDA DR
003	943290	0380	8/4/03	\$227,500	1850	0	8	1996	3	8770	N	N	1921 HAWK CT
003	807849	0300	5/4/04	\$240,000	1880	0	8	1991	3	9952	N	N	202 ALMADON ST
003	248210	0050	2/10/04	\$238,000	1900	0	8	1977	4	16800	N	N	28204 SE 428TH PL
003	807849	0110	5/24/04	\$263,000	1910	0	8	1991	3	10832	N	N	3411 WINTER PL
003	541610	0020	4/28/04	\$289,950	1910	0	8	2004	3	8329	N	N	3547 LARSEN AV
003	379730	0020	9/9/03	\$225,000	1924	0	8	1993	3	9983	N	N	3046 WYNALDA DR
003	807849	0450	8/12/03	\$255,000	1930	0	8	1990	3	10151	Y	N	203 SUMMER PL
003	076681	0470	7/1/04	\$268,000	1940	0	8	1991	3	7948	N	N	3116 EDEL AV
003	257192	0050	4/18/03	\$276,000	1960	0	8	1994	3	8564	N	N	2925 OLIE ANN PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	807849	0350	9/9/03	\$257,000	1970	0	8	1991	3	9856	N	N	207 ALMADON ST
003	943290	0020	10/8/04	\$246,500	1970	0	8	1994	3	8500	N	N	3110 SILVER SPRINGS AV
003	379730	0150	5/17/03	\$219,950	1990	0	8	1993	3	8628	N	N	3087 WYNALDA DR
003	379730	0040	5/13/03	\$215,000	1990	0	8	1992	3	8628	N	N	3088 WYNALDA DR
003	232006	9260	3/28/03	\$302,500	2010	0	8	1986	4	33090	Y	N	2861 MCHUGH AV
003	232006	9305	5/13/04	\$259,950	2030	0	8	1977	4	14960	Y	N	3031 GOSSARD PL
003	257190	0170	8/25/03	\$246,000	2050	0	8	1990	3	8925	N	N	2935 LINK AV
003	132006	9271	10/6/03	\$286,000	2080	0	8	2002	3	11375	N	N	1935 MCHUGH AV
003	807849	0160	6/5/03	\$244,000	2080	0	8	1993	3	9975	N	N	3311 SPRING PL
003	560200	0220	4/19/04	\$240,000	2090	0	8	1965	4	10517	Y	N	2343 STEVENSON AV
003	542281	0140	6/23/03	\$260,000	2100	0	8	1999	3	10388	Y	N	3404 PHILLIPS AV
003	807849	0180	7/29/04	\$326,800	2100	0	8	1992	3	14379	N	N	108 SPRING PL
003	771590	0010	12/28/04	\$295,000	2120	0	8	2004	3	9543	N	N	1876 SHANNON LN
003	943290	0610	8/23/04	\$256,000	2130	0	8	1991	3	8405	N	N	3160 HUNTER CT
003	943290	0720	8/21/03	\$233,000	2140	0	8	1997	3	8741	N	N	3111 KIBLER AV
003	943290	0490	10/19/04	\$264,000	2160	0	8	1995	3	8416	N	N	CARBON RIDGE ST
003	076680	0180	4/23/03	\$263,000	2160	0	8	1990	4	9402	N	N	2999 ROOSEVELT AV
003	943290	0790	8/24/04	\$256,500	2160	0	8	1997	3	8400	N	N	3035 HIGHPOINT ST
003	771590	0020	12/3/03	\$285,000	2160	0	8	2003	3	9564	N	N	1844 SHANNON LN
003	943290	0730	9/27/04	\$261,000	2230	0	8	1993	3	8747	N	N	3121 KIBLER AV
003	943290	0160	3/19/03	\$225,000	2230	0	8	1996	3	8438	N	N	1940 CARBON RIDGE ST
003	943290	0780	3/11/04	\$242,000	2270	0	8	1997	3	8400	N	N	3025 HIGHPOINT ST
003	076400	0130	8/30/04	\$234,000	2280	0	8	1953	4	10800	N	N	1045 FLORENCE ST
003	943290	0560	7/17/03	\$262,950	2360	0	8	1991	3	8764	N	N	3161 HUNTER CT
003	858880	0050	3/11/03	\$259,500	2380	0	8	1998	3	11488	N	N	2942 TERRY LN
003	246880	0150	7/2/03	\$220,000	2410	0	8	1977	4	20220	N	N	46209 287TH AV SE
003	232006	9269	12/15/04	\$315,000	2430	0	8	1986	3	35059	Y	N	24908 SE 433RD ST
003	943290	0530	8/20/04	\$277,000	2460	0	8	1992	3	10792	N	N	3030 CARBON RIDGE ST
003	232006	9364	1/16/03	\$296,240	2490	0	8	1995	3	18525	Y	N	3086 GARFIELD ST
003	542282	0040	8/12/03	\$305,000	2510	0	8	2002	3	9240	N	N	3323 PHILLIPS AV
003	262006	9124	9/22/04	\$345,000	2600	0	8	1958	5	27000	N	N	2860 ROOSEVELT AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	807849	0500	3/18/04	\$314,900	2630	0	8	1998	3	14740	Y	N	210 SPRING PL
003	771590	0070	2/9/04	\$339,950	2640	0	8	2004	3	9116	N	N	1833 SHANNON LN
003	943290	0210	9/15/04	\$303,000	2660	0	8	1992	3	9422	N	N	3019 SILVER SPRINGS AV
003	542282	0020	2/19/04	\$310,000	2690	0	8	2002	3	9240	N	N	3353 PHILLIPS AV
003	542281	0040	4/20/04	\$305,000	2690	0	8	2000	3	12787	Y	N	3236 LARSEN AV
003	192007	9104	4/16/03	\$310,000	2770	0	8	1987	3	217800	N	N	28204 SE 440TH ST
003	809160	0020	2/18/04	\$320,000	2810	0	8	1995	3	8907	N	N	1461 FARRELLY ST
003	542282	0090	1/28/04	\$315,000	2900	0	8	2002	3	8475	Y	N	3206 PHILLIPS AV
003	771590	0030	5/13/03	\$324,000	2910	0	8	2003	3	9651	N	N	1822 SHANNON LN
003	542281	0070	8/10/04	\$395,000	3080	0	8	2000	3	10706	Y	N	3261 LARSEN AV
003	232006	9365	12/13/04	\$405,000	2450	0	9	1997	3	21040	N	N	3055 LORAINNE ST
003	232006	9365	6/17/03	\$317,000	2450	0	9	1997	3	21040	N	N	3055 LORAINNE ST
003	855680	0220	10/12/04	\$437,000	2770	0	9	2004	3	12379	N	N	3222 FLORENCE ST
003	192007	9050	3/15/04	\$415,000	2790	0	9	1998	3	392911	N	N	28313 SE 432ND ST
003	807849	0440	4/3/03	\$282,000	2790	0	9	1991	3	12480	Y	N	205 SUMMER PL
003	855680	0090	8/1/03	\$444,000	3450	0	9	2001	3	19080	N	N	2714 PERRY CT

**Improved Sales Removed from this Annual Update Analysis**

**Area 41**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	016700	0020	2/25/04	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	019270	0140	10/13/04	\$178,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	076400	0140	7/29/04	\$50,000	DIAGNOSTIC OUTLIER
003	076681	0020	11/5/03	\$84,000	DOR RATIO
003	076681	0460	8/15/03	\$178,000	DIAGNOSTIC OUTLIER
003	085300	0401	7/28/04	\$420,000	DIAGNOSTIC OUTLIER
003	089800	0085	5/30/03	\$235,000	IMP COUNT
003	116340	0110	2/12/03	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	132006	9118	5/21/04	\$237,870	DIAGNOSTIC OUTLIER
003	132006	9257	12/7/04	\$202,000	DIAGNOSTIC OUTLIER
003	142006	9014	11/7/03	\$75,500	DOR RATIO
003	142006	9025	5/24/04	\$400,000	DIAGNOSTIC OUTLIER
003	156590	0290	6/4/04	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	156590	0340	4/20/04	\$237,500	RELOCATION - SALE TO SERVICE
003	191730	0155	2/20/04	\$79,950	% COMPLETE
003	191730	0155	10/28/04	\$176,000	% COMPLETE ACTIVE PERMIT>25K
003	191730	0305	4/25/03	\$110,000	NON-PROFIT ORGANIZATION
003	191730	0365	10/20/04	\$100,000	DIAGNOSTIC OUTLIER
003	192007	9110	4/9/04	\$218,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	192007	9135	4/14/04	\$329,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	232006	9048	8/7/03	\$190,000	DIAGNOSTIC OUTLIER
003	232006	9066	9/9/04	\$242,000	DIAGNOSTIC OUTLIER
003	232006	9128	3/5/04	\$330,000	DIAGNOSTIC OUTLIER
003	232006	9178	4/3/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	232006	9272	11/21/03	\$251,000	DIAGNOSTIC OUTLIER
003	237280	0150	3/23/04	\$267,500	PARTIAL INTEREST; MULTI-PARCEL SALE
003	242006	9021	6/11/03	\$115,000	DIAGNOSTIC OUTLIER
003	242006	9211	1/30/03	\$164,000	DIAGNOSTIC OUTLIER
003	242006	9265	5/19/03	\$24,520	QUIT CLAIM DEED; PARTIAL INTEREST
003	242006	9318	8/28/03	\$126,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	242006	9342	8/3/04	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	242006	9386	7/21/03	\$96,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	242006	9446	9/24/04	\$215,000	DIAGNOSTIC OUTLIER
003	242006	9446	2/20/04	\$81,090	BANKRUPTCY - RECEIVER OR TRUSTEE
003	248210	0090	10/13/03	\$240,000	UN FINISHED AREA
003	252006	9007	10/27/04	\$710,000	OPEN SPACE DESIGNATION
003	252006	9041	5/24/04	\$131,500	EXEMPT FROM EXCISE TAX
003	252006	9143	2/5/03	\$212,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	257191	0060	1/2/03	\$194,670	EXEMPT FROM EXCISE TAX
003	257191	0090	6/10/03	\$233,750	RELOCATION - SALE TO SERVICE
003	257191	0390	3/5/04	\$85,624	QUIT CLAIM DEED; RELATED PARTY
003	262006	9058	11/11/03	\$115,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	262006	9109	2/24/04	\$123,600	DIAGNOSTIC OUTLIER
003	262006	9119	5/5/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	293810	0045	5/5/04	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis**

**Area 41**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	293810	0095	2/19/03	\$179,000	RELOCATION - SALE TO SERVICE
003	302007	9095	6/9/04	\$386,000	DIAGNOSTIC OUTLIER
003	325750	0070	1/14/04	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	370190	0060	11/16/04	\$198,000	DIAGNOSTIC OUTLIER
003	379730	0150	5/17/03	\$219,950	RELOCATION - SALE TO SERVICE
003	426600	0120	11/4/03	\$184,000	UN FINISHED AREA
003	542282	0010	3/17/04	\$495,000	NON-REPRESENTATIVE SALE
003	542282	0150	8/12/03	\$85,000	%COMPLETE
003	543781	0310	8/14/03	\$11,179	QUIT CLAIM DEED; PARTIAL INTEREST
003	543781	0310	8/9/03	\$11,179	QUIT CLAIM DEED; PARTIAL INTEREST
003	543781	0310	8/7/03	\$11,179	QUIT CLAIM DEED; PARTIAL INTEREST
003	543782	0340	9/3/03	\$105,000	EXEMPT FROM EXCISE TAX
003	559590	0120	9/28/04	\$240,000	DIAGNOSTIC OUTLIER
003	560200	0025	4/30/03	\$145,500	DIAGNOSTIC OUTLIER
003	560200	0075	7/1/03	\$220,000	UNFINISHED AREA
003	561510	0310	10/22/03	\$70,853	DOR RATIO
003	561510	0329	10/28/04	\$260,000	DIAGNOSTIC OUTLIER
003	570650	0320	7/17/03	\$137,000	DIAGNOSTIC OUTLIER
003	570650	0585	7/29/03	\$83,000	DIAGNOSTIC OUTLIER
003	570650	0690	2/5/03	\$107,500	DIAGNOSTIC OUTLIER
003	601850	0005	9/27/04	\$171,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	601850	0080	12/12/03	\$169,800	GOVERNMENT AGENCY
003	713820	0160	5/24/04	\$104,616	QUIT CLAIM DEED; RELATED PARTY
003	713820	0180	8/13/04	\$207,600	QUESTIONABLE PER SALES IDENTIFICATION
003	713821	0350	8/27/03	\$227,000	RELOCATION - SALE TO SERVICE
003	713821	0470	11/3/03	\$148,050	QUIT CLAIM DEED; PARTIAL INTEREST
003	716470	0090	3/12/04	\$370,000	DIAGNOSTIC OUTLIER
003	771010	0040	2/12/03	\$227,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	771010	0110	7/26/04	\$285,000	DIAGNOSTIC OUTLIER
003	779200	0115	4/18/03	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	782370	0075	11/18/04	\$85,943	DOR RATIO
003	800460	0405	6/9/03	\$315,000	DIAGNOSTIC OUTLIER
003	800460	0405	6/9/03	\$315,000	RELOCATION - SALE TO SERVICE
003	800460	0460	9/28/04	\$272,500	DIAGNOSTIC OUTLIER
003	800510	0250	5/19/04	\$360,000	DIAGNOSTIC OUTLIER
003	800510	0431	7/15/03	\$95,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	800510	0431	3/18/03	\$102,600	EXEMPT FROM EXCISE TAX
003	800610	0410	3/1/04	\$151,025	QUIT CLAIM DEED; RELATED PARTY
003	802920	0125	10/7/04	\$96,000	DIAGNOSTIC OUTLIER
003	855680	0030	6/25/03	\$93,000	DOR RATIO
003	855680	0110	11/17/04	\$324,500	DIAGNOSTIC OUTLIER
003	855680	0150	8/13/03	\$323,925	DIAGNOSTIC OUTLIER
003	855680	0210	5/16/03	\$95,000	DOR RATIO
003	855680	0220	5/16/03	\$93,000	DOR RATIO
003	866100	0035	10/23/03	\$120,000	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	943290	0720	8/21/03	\$233,000	RELOCATION - SALE TO SERVICE
003	981470	0015	11/24/03	\$77,409	DOR RATIO
003	981470	0081	8/26/04	\$230,000	DIAGNOSTIC OUTLIER
003	981570	0080	1/26/04	\$131,066	FORCED SALE; EXEMPT FROM EXCISE TAX
003	981570	0080	4/1/04	\$128,027	GOVERNMENT AGENCY

***Vacant Sales Used in this Annual Update Analysis***  
**Area 41**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	132006	9170	4/29/03	\$83,000	12899	N	N
3	191730	0366	10/20/04	\$100,000	5357	N	N
3	192007	9007	10/7/04	\$225,800	1319432	Y	N
3	242006	9471	11/24/04	\$87,500	8960	N	N
3	252006	9008	7/14/04	\$320,000	276982	Y	N
3	252006	9119	2/17/03	\$140,000	182516	Y	N
3	252006	9144	11/17/03	\$79,000	29567	Y	N
3	262006	9084	9/3/03	\$79,000	10640	N	N
3	542282	0030	9/12/03	\$85,000	9240	N	N
3	542282	0060	3/11/04	\$110,000	9240	N	N
3	542282	0070	1/8/04	\$80,000	9237	N	N
3	570650	0025	7/13/04	\$79,673	5000	N	N
3	771590	0020	3/4/03	\$79,500	9564	N	N
3	855680	0160	9/21/04	\$115,000	17818	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 41**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	132006	9170	4/29/03	\$34,000	QUIT CLAIM DEED
3	132006	9252	6/14/04	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	142006	9108	12/15/04	\$115,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	182007	9013	8/28/03	\$144,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	192007	9111	1/20/04	\$35,000	NON-REPRESENTATIVE SALE
3	232006	9078	11/19/04	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	232006	9368	6/4/04	\$34,000	NON-REPRSENTATIVE SALE
3	246880	0240	4/5/04	\$5,500	NO MARKET EXPOSURE
3	542282	0050	9/12/03	\$85,000	CORPORATE AFFILIATES; BUILDER OR DEVELOPER SALES
3	855680	0120	11/17/04	\$162,250	RELATED PARTY, FRIEND, OR NEIGHBOR
3	855680	0120	12/13/04	\$154,850	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)



**King County  
Department of Assessments**

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**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2005

TO:      Residential Appraisers

FROM:      Scott Noble, Assessor

SUBJECT:      2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr